

1 Breffni Court
Adeyfield
HP2 4LD

David
Doyle
Sales and Lettings

Price £270,000 Leasehold



Outstanding 2 bedroom ground floor apartment located on this modern development and conveniently located for local shops, schools and amenities. Open plan lounge kitchen dining room with French doors. Kitchen fitted to a high standard with Quartz work surfaces and integrated appliances. Luxuriously fitted bathroom. Underfloor heating. Double glazing. Allocated parking. Communal gardens. 6 Years Remaining on New Build warranty.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

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Approximately 6 years remaining on new build warranty

Conveniently located for local shops, schools and amenities.

Open plan lounge kitchen dining room with French doors.

Kitchen fitted to a high standard with Quartz work surfaces and integrated appliances.

Luxuriously fitted bathroom.

Underfloor heating.

Double glazing.

Allocated parking

Communal gardens.

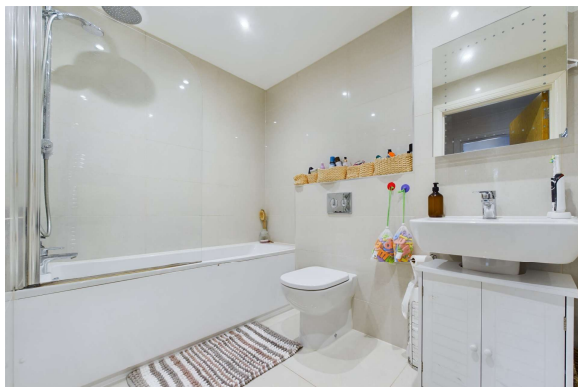
Viewing Advised

Council Tax Band C

Leasehold

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

1 Breffni Court, Turners Hill, Hemel Hempstead, Hertfordshire, HP2 4LD

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Are you happy for your property to go live on all of our advertising portals?	Yes
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Does your property have an EPC? If no has an EPC been commissioned by qualified assessor	Yes
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Approximate year built?	2018
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Council Tax Band	C
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This year council tax charge	£1631
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Tenure	Leasehold
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Remaining Lease Length	119
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Ground Rent	£250 per annum
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Next ground rent review date	April 2025
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Name of management company	Sheridans
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Is the property shared ownership	No
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Are there any maintenance charges for the road	No
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Construction type	Brick and Tile
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Is your property supplied by mains electricity?	Yes
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Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Under floor heating
How is your broadband supplied	Fibre to the cabinet FTTC
Do you have a telephone connection?	Landline
What parking facilities does your property have	Allocated Parking
Please state any costs per annum for parking	.
Are you aware of any asbestos containing material in the property?	No
Are smoke alarms installed at the property?	Yes
Is the property an apartment?	Yes
is the property under 11 meters high?	Yes
Are you aware of any works required to the block?	No
Is the property in a conservation area?	No
Is the property listed?	No
Are there any restrictive covenants?	No

Are there any rights of way or easements? No

Is your property is a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.